



Legislation Text

File #: PC 16-073, **Version:** 1

Planning Files US 16-02 / NR 16-04 / SP 16-04 / VR 16-01: Retaining Wall to Mitigate a Landslide at Berryhill Apartments.

RECOMMENDED ACTION (Motion):

Approval with Conditions.

BACKGROUND:

The applicant, Berryhill Equity LLC, represented by the consulting engineering firm Shannon and Wilson, Inc. proposes a 246-foot long X 12-foot high retaining wall with a fence on the Berryhill Park Apartments property to mitigate a landslide.

The property is located at 13945 Beaver Creek Rd & 14155 Beaver Creek Rd, Oregon City, OR 97045. The slide area and proposed wall location is located below an 8-plex building and a duplex building as shown on the attached site plan.

Brief Description of Permits Sought:

- 1. US 16-02:** Geologic Hazards Review. This application is required to show compliance with the City's Geologic Hazard Overlay District standards. This application is primarily a technical, engineering review of the applicant's engineer's proposal which is then peer-reviewed by the City's consulting Geologic Engineer.
- 2. NR 16-04:** Natural Resources Overlay District. This application is required to show compliance with the City's Natural Resource Overlay District. The applicant has provided evidence to show that the project is located outside of the NROD (verification) and will not impact the NROD.
- 3. SP 16-04:** Minor Site Plan and Design Review. This application is required to show compliance with Chapter 17.62 for non-single family properties. While many of the site plan and design review criteria are not applicable to the retaining wall proposal (for example, off-street parking, multi-family architectural standards, etc.), the application is required to show compatibility with related applicable criteria such as building material compatibility, tree removal, landscaping, etc.
- 4. VR 16-01 - Variances.** A variance is requested from the development standards for cut and fill slopes within the Geologic Hazard Overlay District, which require that cut slopes that exceed 7' in height be terraced (See OCMC 17.49.060.D). The second part of the variance request is to exceed the combined maximum height of a fence on a retaining wall, which is 8 ½ feet per code (See OCMC 17.54.100.B.4 - Exceptions).

Please refer to the attached recommended findings and application materials for further details.

BUDGET IMPACT:

Amount:

FY(s):

Funding Source: